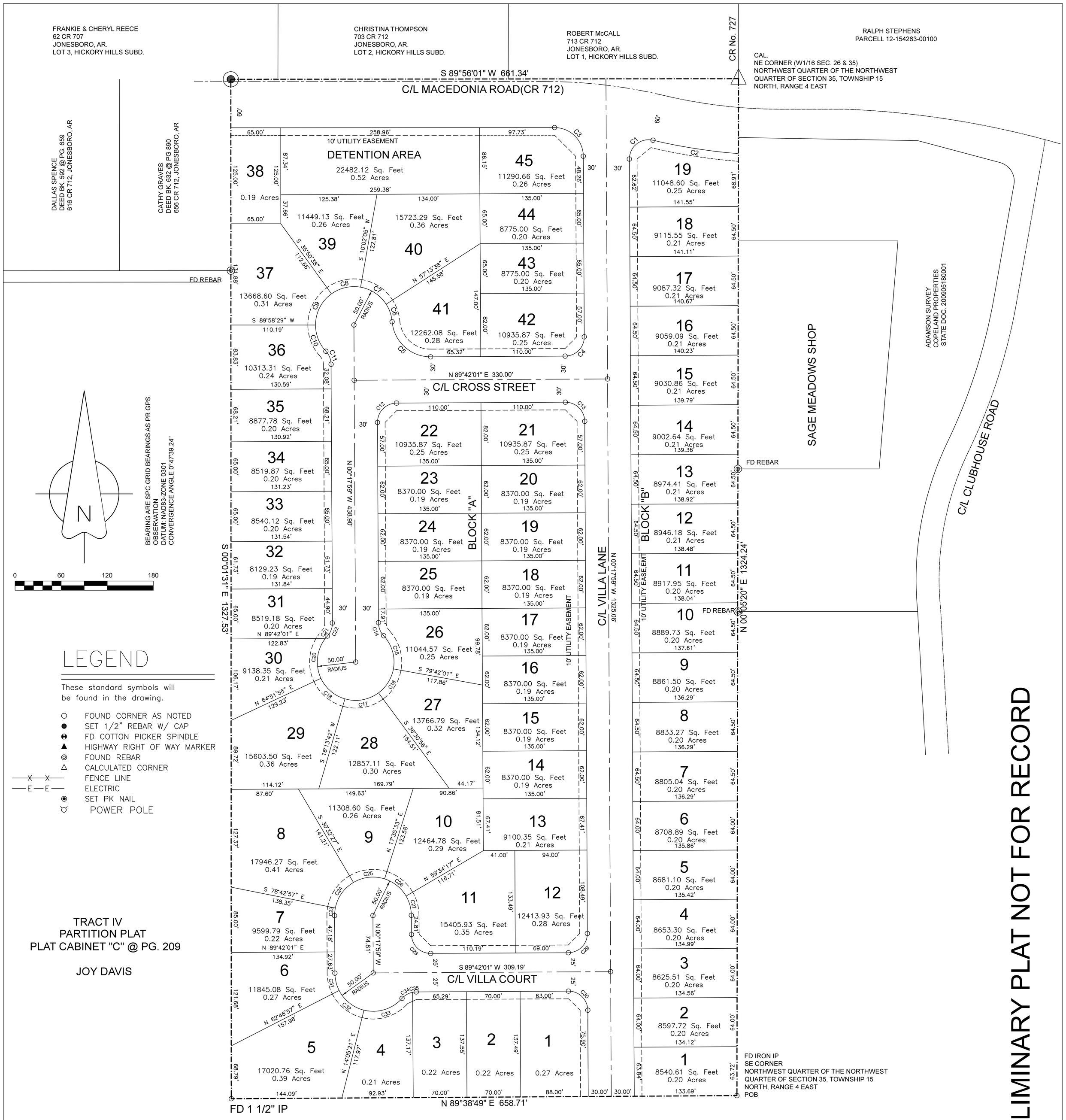



BUILDING SETBACKS
20' FRONT & REAR
7.5' SIDE YARD

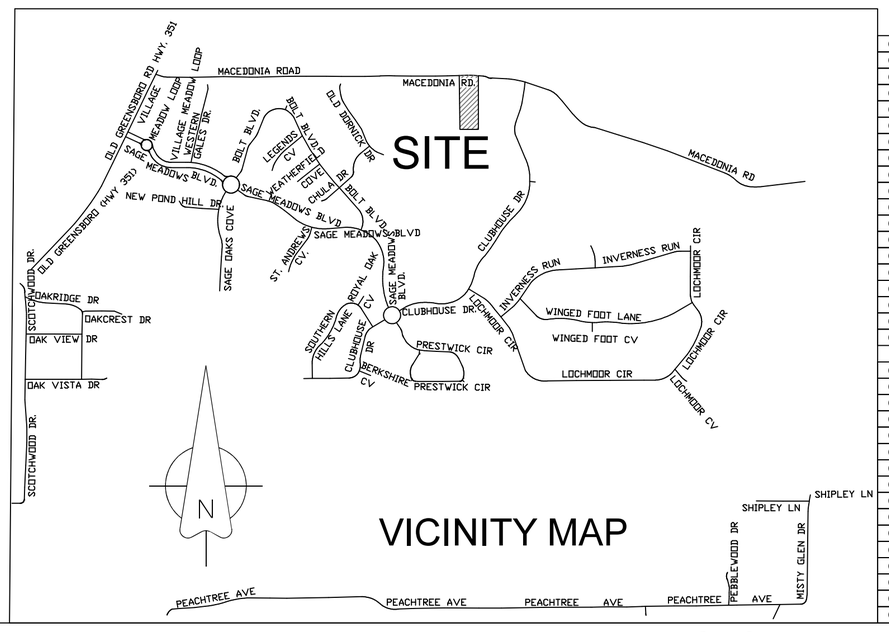
DESCRIPTION:
THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 15 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
Beginning at the Southeast corner of the Northwest Quarter of the Northwest Quarter of said Section 35; thence North 00°05'20" East 1324.24 feet; thence South 89°56'01" West 661.34 feet; thence South 00°01'31" East 1327.53 feet; thence North 89°38'49" East 658.71 feet to the point of beginning proper, having an area of 875101.08 square feet, 20.09 acres more or less and being subject to all public and private roads and easements.

OWNER CERTIFICATION:
WE HEREBY CERTIFY THAT WE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE ADOPT THE PLAN OF THE SUBDIVISION AND DEDICATED PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

**SURVEYORS NOTES:**
1. The bearings shown on this plat are SPC Grid Bearings as per GPS observation and are to be used to define the general direction and true angle at the intersection of property and land lines.
2. Property is subject to utility services and underground utility lines not located.
3. Reference Data: Villas plat in Plat cabinet "C"@ pg 207, Partition Plat in Plat Cabinet "C" @ pg. 209, Adamson survey State doc. No. 200905180001, Deed bk. 823 @ pg. 272

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY I HAVE ON THIS DATE SURVEYED THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH MONUMENTS FOUND THIS PLAT CONFORMS TO THAT SURVEYED.

H&S HIME PROFESSIONAL SURVEYING SERVICES
2619 CARAWAY RD. STE. " D"
JONESBORO, ARKANSAS 72401




| CURVE | DELTA ANGLE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT |
|---|---|---|---|---|---|---|
| C1 | 103°39'04" | 25.00' | 45.23' | S 51°31'33" W | 39.31' | 31.80' |
| C2 | 8°55'49" | 725.79' | 113.12' | S 81°04'42" E | 113.01' | 56.68' |
| C3 | 89°44'10" | 37.44' | 58.64' | N 45°10'04" W | 52.83' | 37.27' |
| C4 | 90°00'00" | 25.00' | 39.27' | N 44°42'01" E | 35.36' | 25.00' |
| C5 | 85°24'26" | 50.00' | 74.53' | S 47°35'46" E | 67.82' | 46.14' |
| C6 | 27°52'49" | 50.00' | 24.33' | N 18°49'57" W | 24.09' | 12.41' |
| C7 | 47°11'33" | 50.00' | 41.18' | S 56°22'08" E | 40.03' | 21.84' |
| C8 | 45°52'43" | 50.00' | 40.04' | S 77°05'43" W | 38.98' | 21.16' |
| C9 | 54°10'52" | 50.00' | 47.28' | N 27°03'55" E | 45.54' | 25.58' |
| C10 | 43°06'29" | 50.00' | 37.62' | S 21°34'45" E | 36.74' | 19.75' |
| C11 | 42°50'00" | 25.00' | 18.69' | N 21°42'59" W | 18.26' | 9.81' |
| C12 | 90°00'00" | 25.00' | 39.27' | S 44°42'01" W | 35.36' | 25.00' |
| C13 | 90°00'00" | 25.00' | 39.27' | N 45°17'59" W | 35.36' | 25.00' |
| C14 | 42°50'00" | 25.00' | 18.69' | S 21°42'59" E | 18.26' | 9.81' |
| C15 | 53°25'59" | 50.00' | 46.63' | N 16°25'00" W | 44.96' | 25.17' |
| C16 | 43°11'05" | 50.00' | 37.69' | S 31°53'32" W | 36.80' | 19.79' |
| C17 | 52°44'38" | 50.00' | 46.03' | N 79°51'23" E | 44.42' | 24.79' |
| C18 | 48°38'12" | 50.00' | 42.44' | N 49°27'11" W | 41.18' | 22.60' |
| | | | | | | |
| C20 | 62°59'23" | 50.00' | 54.97' | S 06°21'36" W | 52.24' | 30.63' |
| C21 | 4°40'43" | 50.00' | 4.08' | N 40°11'40" E | 4.08' | 2.04' |
| C22 | 42°50'00" | 25.00' | 18.69' | N 21°07'01" E | 18.26' | 9.81' |
| C23 | 11°35'02" | 50.00' | 10.11' | S 05°29'32" W | 10.09' | 5.07' |
| C24 | 48°10'30" | 50.00' | 42.04' | N 35°22'18" E | 40.81' | 22.35' |
| C25 | 48°08'00" | 50.00' | 42.00' | N 83°31'33" E | 40.78' | 22.33' |
| C26 | 41°58'44" | 50.00' | 36.63' | S 51°25'05" E | 35.82' | 19.18' |
| C27 | 30°07'44" | 50.00' | 26.29' | N 15°21'51" W | 25.99' | 13.46' |
| C28 | 90°00'00" | 25.00' | 39.27' | S 45°17'59" E | 35.36' | 25.00' |
| C29 | 90°00'00" | 25.00' | 39.27' | N 44°42'01" E | 35.36' | 25.00' |
| C30 | 90°00'00" | 25.00' | 39.27' | N 45°17'59" W | 35.36' | 25.00' |
| C31 | 26°53'04" | 50.00' | 23.46' | S 13°44'31" E | 23.25' | 11.95' |
| C32 | 48°43'36" | 50.00' | 42.52' | N 51°32'51" W | 41.25' | 22.64' |
| C33 | 62°34'43" | 50.00' | 54.61' | N 72°47'59" E | 51.94' | 30.39' |
| C34 | 37°19'12" | 25.00' | 16.28' | S 60°10'14" W | 16.00' | 8.44' |
| C35 | 10°52'11" | 25.00' | 4.74' | N 84°15'55" E | 4.74' | 2.38' |

PLS # 1142
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
No. 1432
SIGNATURE
HERBERT C. HIME
CERTIFICATE OF AUTHORIZATION
H AND S HIME PROFESSIONAL SURVEYING SERVICES
No. 1432
ARKANSAS
HERBERT C. HIME

DRAWN BY: H. HIME
DATE: 4-28-2016
REV:

THE VILLAS AT SAGE , PHASE III
TO THE CITY OF JONESBORO, ARKANSAS OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 15 NORTH, RANGE 4 EAST, CRAIHGEAD COUNTY, ARKANSAS

H&S HIME PROFESSIONAL SURVEYING SERVICES
2619 S. CARAWAY RD. STE. "D"
JONESBORO, ARKANSAS 72401
PHONE: 870-972-1288
email :hshime_butch@yahoo.com